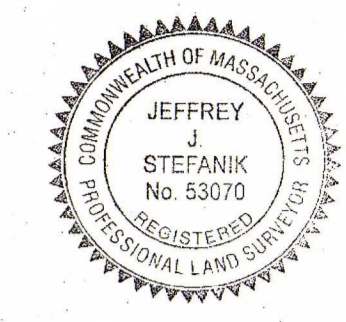


JEFFREY J. STEFANIK PLS DATE

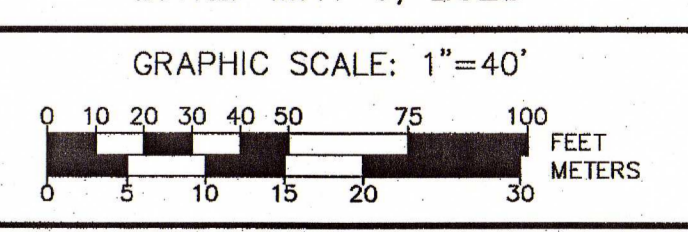


NOTES

- 1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS-
 PLAN BOOK 914 PLAN 71 JULY 2015
 PLAN BOOK 883 PLAN 14 JUNE 2010
 PLAN BOOK 874 PLAN 1 MARCH 2009
 PLAN BOOK 813 PLAN 62 AUGUST 2004
- 2) ZONING DISTRICT: GB-GENERAL BUSINESS AND RR-RURAL RESIDENTIAL
 DISTRICT GB-
 MIN. LOT SIZE- 40,000 SF
 MIN. LOT FRONTAGE- 200'
 SETBACKS- FRONT 50' SIDE 20' REAR 20'
 MIN. LOT DEPTH- 200'
 MIN. LOT WIDTH AT LEACHING AREA- 125'
 MIN. LOT WIDTH- 200'
 MAX. BUILDING COVERAGE- 30%
 MAX. BUILDING HEIGHT- 2.5 STORIES OR 35'
 DISTRICT RR-
 MIN. LOT SIZE- 60,000 SF (ONE FAMILY DWELLING AND ALL OTHER PERMITTED USES)
 90,000 SF (TWO FAMILY DWELLING)
 MIN. LOT FRONTAGE- 200' (ONE FAMILY DWELLING AND ALL OTHER PERMITTED USES)
 300' (TWO FAMILY DWELLING)
 SETBACKS- FRONT 50' SIDE 20' REAR 20'
 MIN. LOT DEPTH- 200'
 MIN. LOT WIDTH AT LEACHING AREA- 125'
 MIN. LOT WIDTH- 200' (ONE FAMILY DWELLING AND ALL OTHER PERMITTED USES)
 300' (TWO FAMILY DWELLING)
 MAX. BUILDING COVERAGE- 30%
 MAX. BUILDING HEIGHT- 2.5 STORIES OR 35'
- 3) A VARIANCE IS REQUESTED FROM THE MENDON ZONING BOARD OF APPEALS IN REGARD TO SECTION 2.01 DIMENSIONAL REGULATIONS SPECIFICALLY THE LOT FRONTAGE AND WIDTH AND ALSO SECTION 2.01(b) DRIVEWAY REQUIREMENTS.

OWNER:
 TAX MAP 18 BLOCK 140 LOT 44
 HARTFORD EAST CORP.
 P.O. BOX 281
 MENDON, MA 01756
 DEED BOOK 62019 PAGE 268

PLAN OF LAND
 44 HARTFORD AVENUE EAST
MENDON, MASS.
 SCALE: 1"=40'
 DATE: MAY 6, 2020



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